

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, June 27, 2005 at Westfield Town Hall. Members present were Bob Horkay (arrived at 7:50 p.m.), Ginny Kelleher (arrived at 7:40 p.m.), Brian Morales, Bill Sanders, Bob Smith, Cindy Spoljaric, Carolyn Stevenson, and Ron Thomas. Also present were Kevin Buchheit, Al Salzman, and Attorney Brian Zaiger.

Smith moved to approve the **May 23, 2005** minutes as amended.

Spoljaric seconded and the motion passed 5-0-0.

Salzman reviewed the Public Hearing Rules and Procedures.

OLD BUSINESS

0411-ZOA-13 WC 16.04.030. Review of proposed standards of New SF-A Zoning District

Buchheit proposed a minor change in wording in the introductory paragraph, second line, “communities of 4 ½ units per acre” insert words “up to 4 ½ units per acre.” Also, same type of wording under number six, top of second page, “up to 4 ½ dwellings per acre.”

Sanders gave an overview of the meetings held with the developers and stated that there was very good participation. He stated that the Subcommittee reviewed what was done before, as it was originally designed; made a few minor adjustments.

Morales stated his concern about density and would like to see the density lowered to four and have anything higher than four go through the BZA.

Buchheit stated it would be better to leave it at 4 ½ in order for it not to have to go to BZA, stating that the BZA should take action on something peculiar about a site, as opposed to seeking more density.

Sanders commented on Staff’s report on the lack of a mechanism to monitor the 75% rule on 1,500 foot units. Buchheit clarified this is a tracking issue and stated staff would figure out a way to monitor the project.

A Public Hearing opened at 7:29 p.m.

Mr. Joe Plankis, member of the Standards Committee, stated he cannot see five units per acre. He stated this is not the intent of this particular ordinance; it is an infill product. He also stated there should be a way to track at some point in the process at the staff level.

Mr. Matt Skelton spoke of his two concerns regarding maximum size and garage orientation.

The Public Hearing closed at 7:35 p.m.

Stevenson stated she would support 4.5 acres; would rather see four, but would not support five.

Smith moved to send 0411-ZOA-13 to the Town Council with a positive recommendation.

Sanders seconded, and the motion did not pass due to a tie vote.

However, Stevenson misunderstood the motion and changed her vote to a yes vote.

Spoljaric moved to send 0411-ZOA-13 with a positive recommendation with the density at four units per acre.

Morales seconded, and the motion passed 5-2-1 (Kelleher, Smith) (Horkay).

0505-DP-19 & 4005 Westfield Road. Development Plan and Site Plan Review of Indiana
0505-SIT-13 Members Credit Union, 4,123 square feet on 5.5 acres, zoned GO, by Indiana
Members Credit Union.

Mr. Mac Martin, representing the Indiana Members Credit Union, appeared to request a continuance to the July 25 Advisory Plan Commission meeting.

The Commission approved this continuance by voice vote.

0505-DP-23 & 17913 County Line Road. Development Plan and Site Plan Review of
0505-SIT-17 Countyline Pet Lodge, 9,184 square feet on 4 acres, zoned AG-SF1, by B & W
Rental, LLC.

Mr. Bill Effinger appeared to request a continuance to the July 25 Advisory Plan Commission meeting.

The Commission approved this continuance by voice vote.

0505-DP-24 & 705 East Main Street. Development Plan and Site Plan Review of Creekside
0505-SIT-18 Center, Building 5, 15,760 square feet on 0.75 acre, zoned GB, by RDJ
Companies.

Skelton, Bingham McHale, appeared to request a continuance to the July 25 Advisory Plan Commission meeting.

The Commission approved this continuance by voice vote.

NEW BUSINESS:

0506-DP-26 & 19635 US 31 North. Development Plan and Site Plan Review of the
0506-SIT-20 addition of 3 loading docks, 32,400 square feet on 16.81 acres, zoned EI, by
Porter Engineering.

Mr. John Strong, Porter Engineering Systems, presented the details of the project.

Sanders and Kelleher asked about the location of the loading docks and the truck traffic pattern as far as whether any lights would be shining in private residences.

A Public Hearing opened at 8:11 p.m.

Mr. Wes Wells, resident of Morgan Woods, asked a few questions about the direction of the truck traffic.

Mr. Jason DeWitt, resident of Morgan Woods, expressed concern about the proposed placement of the loading docks and feels it is the closest place to the entrance to Morgan Woods.

Mr. Ron Grescamp, resident of Morgan Woods, expressed concern about the children getting on and off the school bus with the truck traffic.

Mr. Dan Carrington, resident of Morgan Woods, expressed concern about the truck traffic on 196th Street stating Porter already has an entrance on US 31 and he does not understand why they can not continue to use that entrance for their truck traffic.

Mr. Kermit Cox, resident of Morgan Woods, expressed the same concern about the semis driving on 196th Street.

Mr. Dan Cokenda, resident whose home backs up to 196th Street, expressed like concern about the semis driving on 196th Street.

The Public Hearing closed at 8:21 p.m.

Strong replied to the public hearing comments, stating as much as he tries to instruct the drivers not to drive on 196th Street, they are not the company drivers and he really has no control over where they choose to drive.

Thomas asked on what type of schedule the trucks would be.

Strong responded there would be one in the 5:30 to 6:00 p.m. range and another one in the morning.

Smith moved to approve 0506-DP-26 with the following conditions:

1. That the petitioner provide a compliant landscape plan prior to the issuance of an Improvement Location Permit for the proposed additions.
2. That the petitioner complies with any requirements from the Westfield Public Works Department;
3. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
4. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;

5. That these conditions be fulfilled prior to receiving a building permit.

Horkay seconded, and the motion passed 7-0-1 (Sanders).

Horkay moved to approve 0506-SIT-20 with the following condition:

- That the petitioner complies with any conditions as a part of 0505-DP-26.

Smith seconded, and the motion passed 7-0-1 (Sanders).

0506-DP-28 & 0506-SIT-22 **918 North Union Street.** Development Plan and Site Plan Review of Christ United Methodist Church addition, 16,249 square feet on 11.83 acres, zoned SF-3, by Christ United Methodist Church.

Salzman stated the above stated address is incorrect; the record will reflect the correct address.

Mr. Patrick Karl, Weihe Engineers, presented the details of the proposed project which is to tear down the old sanctuary and build a new sanctuary and additional parking.

A Public Hearing opened at 8:47 p.m.

No one spoke, and the Public Hearing closed at 8:48 p.m.

Kelleher asked how much taller the new structure would be compared to the existing structure.

Karl responded approximately 40-50 feet higher.

Horkay moved to approve 0506-DP-28 with the following conditions:

1. That renderings of the proposed light fixtures be provided prior to the issuance of an Improvement Location Permit for the subject site;
2. That the petitioner complies with any requirements from the Westfield Public Works Department;
3. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
4. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
5. That these conditions be fulfilled prior to receiving a building permit.

Sanders seconded, and the motion passed unanimously.

Sanders moved to approve 0506-SIT-22 with the following condition:

- That the petitioner complies with any conditions as a part of 0506-DP-28.

Horkay seconded, and the motion passed unanimously.

0505-PUD-03 **Maple Knoll Text Amendment** (Ord. 04-02, Exhibit 16, III), roof pitch requirements in Suburban Residential District, by Platinum Properties, LLC.

Smith moved to waive the 21-day notice.

Spoljaric seconded, and the motion passed by voice vote.

Mr. Charles Frankenberger, Nelson & Frankenberger, presented details of the text amendment, which is to lower the roof pitch, and gave some background on the Maple Knoll project.

A Public Hearing opened at 9:17 p.m.

No one spoke, and the Public Hearing closed at 9:18 p.m.

Kelleher moved to approve the text change and change the wording in the ordinance to “pitched roofs shall be 6/12 minimum exclusive of porches, bump outs, or dormers provided however that pitched roofs for ranch homes constructed within the suburban residential district south of the J. Edwards drain interceptor shall be 5/12 minimum exclusive of porches, bump outs, or dormers.”

Smith seconded, and the motion passed 5-3 (Thomas, Spoljaric, Horkay).

0505-REZ-03 **17566 Gray Road.** Rezone of 0.62 acre from AG-SF1 to GO, by FC Realty Investments, LLC.

Mr. Ron Bell presented the details of the rezone.

A Public Hearing opened at 9:37 p.m.

Mr. Bob Whitmoyer stated that the Commission needs to be very careful on what uses are approved for this property if it is rezoned and also stated his approval of rezoning the property to GO.

The Public Hearing closed at 9:42 p.m.

Sanders moved to continue 05050-REZ-03 to the August, 2005 Plan Commission.

Horkay seconded, and the motion passed by voice vote.

This item is continued to the August Plan Commission meeting.

Comp Plan Steering Committee Replacements:

Henke and Rosback have both resigned from the Steering Committee.

Thomas recommended replacing Brad Grabow with Brian Morales on the Committee to choose the replacement for the two Steering Committee members.

0506-SFP-13 Delegated to Staff

0506-SFP-14 Delegated to Staff

Director's Report

Buchheit introduced Ann Cavaluzzi as the newest Planner in the Community Development Department.

The meeting adjourned at 10:08 p.m.

President

Secretary